

# Local Market Update for March 2024

A Research Tool Provided by Longleaf Pine REALTORS®



# 28312

Fayetteville

## Single Family - Existing

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	20	17	- 15.0%	50	58	+ 16.0%
Pending Sales	23	19	- 17.4%	45	54	+ 20.0%
Closed Sales	12	19	+ 58.3%	36	39	+ 8.3%
Days on Market Until Sale	40	39	- 2.5%	23	45	+ 95.7%
Median Sales Price*	\$378,500	\$300,000	- 20.7%	\$315,000	\$250,000	- 20.6%
Average Sales Price*	\$344,833	\$306,205	- 11.2%	\$312,411	\$242,318	- 22.4%
Percent of List Price Received*	100.2%	97.0%	- 3.2%	99.5%	94.6%	- 4.9%

## Single Family - New Construction

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	8	13	+ 62.5%	16	23	+ 43.8%
Pending Sales	12	6	- 50.0%	24	14	- 41.7%
Closed Sales	6	0	- 100.0%	16	6	- 62.5%
Days on Market Until Sale	120	--	--	97	44	- 54.6%
Median Sales Price*	\$343,925	--	--	\$343,925	\$364,873	+ 6.1%
Average Sales Price*	\$344,633	--	--	\$340,436	\$383,245	+ 12.6%
Percent of List Price Received*	100.0%	--	--	99.9%	100.2%	+ 0.3%

## Townhouse/Condo

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	0	0	--	1	0	- 100.0%
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	163	--	--	163	--
Median Sales Price*	--	\$247,000	--	--	\$247,000	--
Average Sales Price*	--	\$247,000	--	--	\$247,000	--
Percent of List Price Received*	--	99.2%	--	--	99.2%	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

